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28220 John R Road
Brownfield Plan

April 16, 2026

City of Madison Heights Brownfield Redevelopment Authority Meeting

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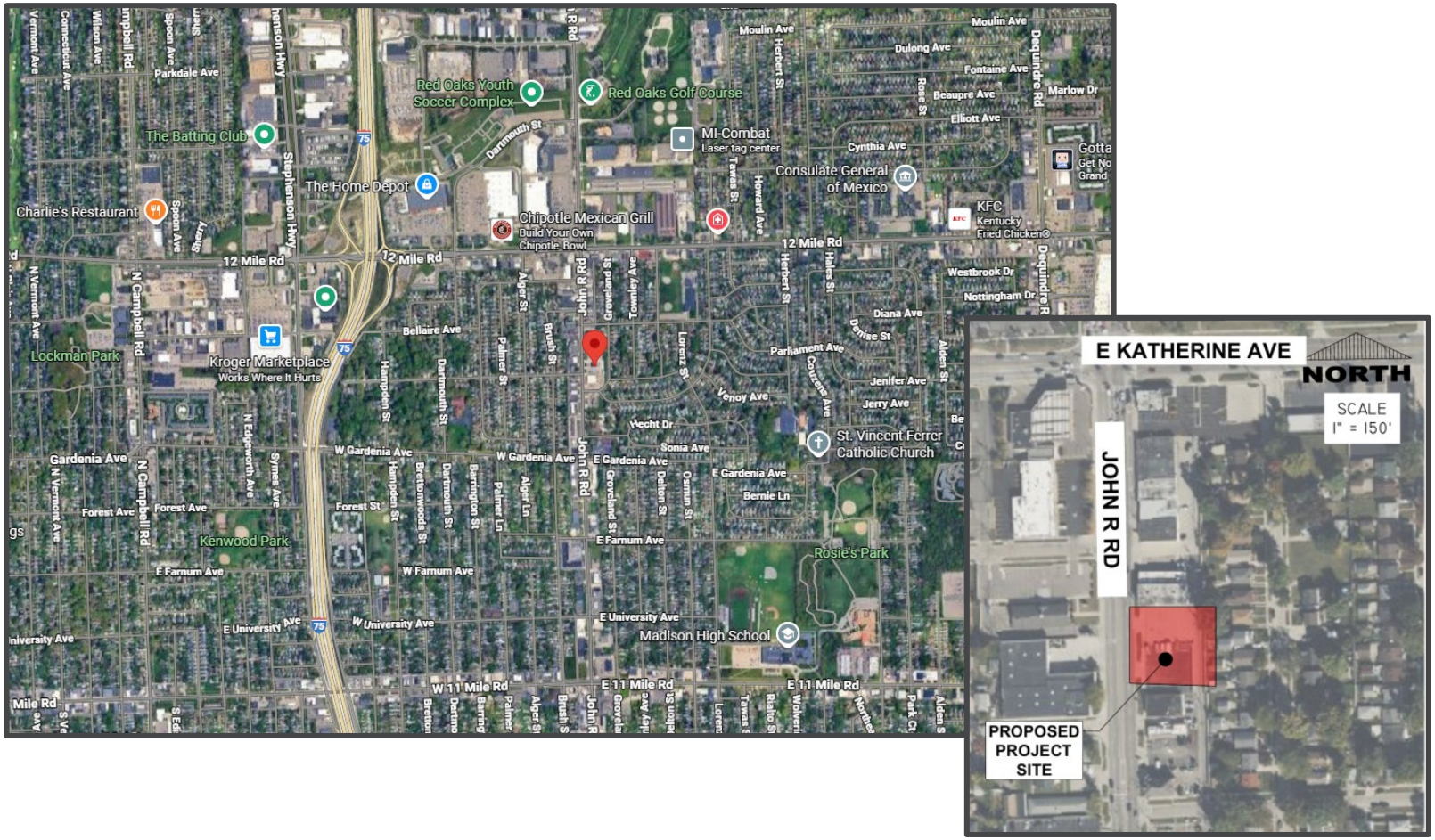
Project Location



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Existing Project Site

Exterior - Building

Parcel view of site

Existing Project Site

Exterior – Rear of Building

Exterior – Site Improvements

Existing Project Site

Interior - Kitchen

Existing Project Site

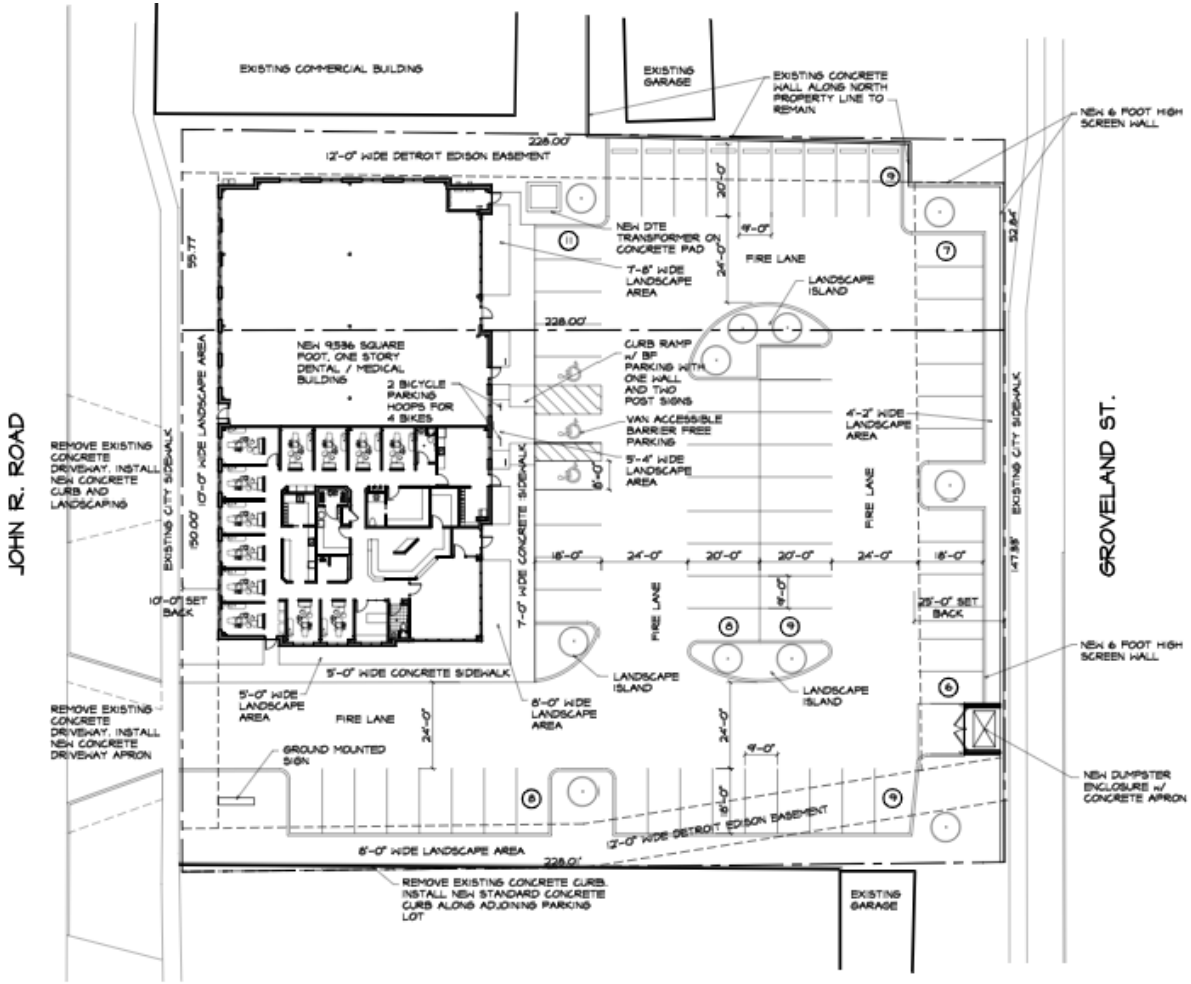
Interior - Basement

Interior - Basement

Project Overview

- New construction of approximately 9,500 SF dental and medical office building
  - Developer to relocate and expand current dental practice and occupy approx. 4,500 SF of building
  - Prospective tenant to occupy remaining space
- Total project cost: Approx. $3.7 million
- Planned start of construction in May 2026 with a 9-to-12-month timeline for substantial completion
- Jobs in Madison Heights
  - Dental office: 15 FTE positions and additional part-time positions
  - Prospective tenant: To be determined

Proposed Site Plan



Preliminary Project Rendering

Overview of Brownfield Plan

- Eligible Property is determined to be "Functionally Obsolete," as defined by Act 381
- Estimated Base Taxable Value: $281,550
- Estimated Post-Completion Taxable Value: $905,341
- Estimated developer reimbursement complete in 2054

Estimated developer reimbursable costs: $984,750

- Environmental assessments – Estimate: $10,792
- Site and building demolition costs - Estimate: $121,088
- Site Preparation costs, including removal of unsuitable soils/materials and grading - Estimate: $403,554
- Infrastructure improvements necessary within public right-of-way and related to urban storm water management system - Estimate: $294,681
- Asbestos assessment and any costs related to asbestos containing materials prior to demolition
- Contingency (15%), costs for brownfield plan and work plan preparation and implementation

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